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Standard N.Y. Form No. 204 - Mortgage and Sale Deed, with Covenants against Foreclosure. This instrument is to be used in whole or in part.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21st day of September, nineteen hundred and seventy seven

BETWEEN WILLIAM LUXENBERG, residing at 139 Hazelwood Drive, Jericho, New York,

party of the first part, and TISHCON ~~INCORPORATED~~ CORP., a New York corporation, having its principal place of business at 2157 84th Street, Brooklyn, New York,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being ~~located~~ New Cassel, Town of North Hempstead, County of Nassau and State of New York, known and designated as and by the Lots Nos. 25 to 28, both inclusive, and Lots Nos. 50 to 55, both inclusive, in Block 77 on a certain map entitled, "2nd Map of the City of New Cassel, Queens County, Long Island, New York, surveyed August 1891 by Wm. E. Hawthurst, Surveyor, drawn by G.A. Leaf, C.E.", and filed in the Queens County Clerk's Office on April 22, 1892 as Map No. 256 and filed in the Nassau County Clerk's Office as Old Map No. 3, new Map No. 14, said lots, when taken together, according to said map, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Sylvester Street, distant 500 feet southerly from the corner formed by the intersection of the easterly side of Sylvester Street and the southerly side of Main Street; running thence easterly at right angles to Sylvester Street, 200 feet to the westerly side of New York Avenue; thence southerly along the westerly side of New York Avenue, 150 feet; thence westerly at right angles to New York Avenue, 100 feet; thence northerly and parallel with New York Avenue, 50 feet; thence westerly and at right angles to Sylvester Street, 100 feet to the easterly side of Sylvester Street; thence northerly along the easterly side of Sylvester Street, 100 feet to the point or place of BEGINNING.

SUBJECT to a consolidated first mortgage presently held by European-American Bank & Trust Company, having an unpaid balance of \$92,006.80.

SUBJECT to a purchase money mortgage in the amount of \$97,000.00 intended to be executed and recorded simultaneously herewith.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises. TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, he heirs or successors and assigns of the party of the second part forever.

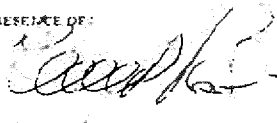
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the fund of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this instrument requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed this day and year first above written.

IN PRESENCE OF:




WILLIAM LUXENBERG

RECORDED 9066 PAGE 190

TAY
\$146.00

Ver. Lot
Foot
Block
Section

SEP 25 1977
SEP 27 1977

STATE OF NEW YORK, COUNTY OF **NASSAU** 35:

On the 21st day of **September** 19 **77**, before me personally came **WILLIAM LUKENBERG**

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

M. Maurice Graham

Notary Public
M. MAURICE GRAHAM
NOTARY PUBLIC, State of New York
No. 30-1630480
Qualified in Nassau County
Commission Expires 1979

STATE OF NEW YORK, COUNTY OF 35:

On the _____ day of _____ 19 _____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF 35:

On the _____ day of _____ 19 _____, before me personally came _____

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF 35:

On the _____ day of _____ 19 _____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 77N 61593-17112400

WILLIAM LUKENBERG

TO

TISHCON PHARMACEUTICAL CORP.

STANDARD FORM OF SET YOUR NAME OF TITLE UNDERTAKING
Distributed by
CHICAGO TITLE INSURANCE COMPANY

SECTION **11**

BLOCK **77**

LOT **25-28, 50-55**

COUNTY **SCHOENH NASSAU**

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

G. J. TISHCON & Co.
620 LEXINGTON TERRACE
STATEN ISLAND, N.Y. 10314
Zip No. 10314

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED

SEP 27 11 46 AM '77
RECEIVED
CHICAGO TITLE INSURANCE COMPANY

DEED 9066 PAGE 191

38227

RECEIVED
11 46 AM '77
REAL ESTATE
SEP 27 1977
TRANSFER TAX
NASSAU COUNTY

RECORDED BY CHICAGO TITLE INSURANCE COMPANY

NYSTT
1976

THIS INDENTURE, made the 30th day of June, nineteen hundred and eighty-six
BETWEEN TISHCON CORP., having its principal place of business at 29 New York
Avenue, Westbury, New York

party of the first part, and
EQUITYSHARE ASSOCIATES, having its principal place of business at 231 Washington
Avenue, Garden City, N.Y. 11530

AS SHOWN ON THE NASSAU
COUNTY LAND-TAX MAP AS
SEC. 11
BLK. 77
LOT 25-28 + 50-55

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the New Cassel, Town of North Hempstead, County of Nassau and State of
New York, known and designed as and by Lots Nos. 25 to 28, both inclusive, and lots No. 50 to
55, both inclusive, in block 77 on a certain map entitled, "2nd Map of the City of New Cassel,
Queens County, Long Island, New York, surveyed August 1891 by William E. Hawdurst, Surveyor,
drawn by G.A. Leaf, C.E.", and filed in the Queens County Clerk's Office on April 22, 1892 as
Map No. 256 and filed in the Nassau County Clerk's Office as Old Map No. 3, new Map No. 14,
said lots, when taken together, according to said map, being more particularly bounded and
described as follows:

- BEGINNING at a point on the easterly side of Sylvester Street, distant 500 feet southerly
from the corner formed by the intersection of the easterly side of Sylvester Street and the
southerly side of Main Street;
- RUNNING THENCE easterly at right angles to Sylvester Street, 200 feet to the westerly side of
New York Avenue;
- THENCE southerly along the westerly side of New York Avenue, 150 feet;
- THENCE westerly at right angles to New York Avenue, 100 feet;
- THENCE northerly and parallel with New York Avenue, 50 feet;
- THENCE westerly at right angles to Sylvester Street, 100 feet to the easterly side
of Sylvester Street;
- THENCE northerly along the easterly side of Sylvester Street, 100 feet to the point or place
of BEGINNING.

Said premises and intended to be the same premises as deeded to the party of the first part on September
21, 1977 and recorded in the office of the County Clerk of Nassau County on September 27, 1977
in Liber 9066, Page 190. Also known as 29 New York Avenue, Westbury, New York.

*Premises herein are not encumbered by a Credit line mortgage.
Subject to an existing mortgage in the reduced amount of
\$ 595,963.83.*

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

TISHCON CORP.

By *Richard A. [Signature]* PRES.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF NEW YORK

SS:

On the 30th day of June 1960, before me personally came Ray K. Chopra to me known, who, being by me duly sworn, did depose and say that he resides at No. 25 Westbury, N.Y.

that he is the President of Tishcon Corp.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Lawrence Handelman
LAWRENCE HANDELMAN
NOTARY PUBLIC, State of New York
No. 41-404871
Qualified in Queens County
Commission Expires March 20, 1962

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 555-N-1662

SECTION 11
BLOCK 77
LOT 25-28 50-55
COUNTY OR TOWN Westbury

TISHCON CORP.

BCI EQUITIES ASSOCIATES

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

American
TITLE
INSURANCE COMPANY

A Member of The Continental Insurance Companies

RECORDED AT THE REQUEST

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

Joseph Albanese, Esq.
Albanese, Albanese & Fiore, Esqs.
1050 Franklin Avenue
Garden City, N.Y.

Zip No. 11530

TOWN & COUNTRY ABSTRACT LTD.
230 Mineola Blvd.
Mineola, N.Y. 11501

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

AUG 1 1960

20100X

RECORDED
AUG 4 9 AM '60
HAROLD M. HARRIS
COUNTY CLERK
MASSACHUSETTS

DEED 9744 PAGE 878

RECEIVED
REAL ESTATE
AUG 4 1960
COUNTY



NASSAU COUNTY CLERK'S OFFICE

ENDORSEMENT COVER PAGE

Recorded Date: 08-18-2015
Recorded Time: 11:50:31 a

Liber Book: D 13248
Pages From: 352
To: 355

Control
Number: 935
Ref #: RE 001340
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0011	00077-00	00025	
N. HEMPSTEAD (2822)	0011	00077-00	00026	
N. HEMPSTEAD (2822)	0011	00077-00	00027	
N. HEMPSTEAD (2822)	0011	00077-00	00028	
N. HEMPSTEAD (2822)	0011	00077-00	00050	See Attached

Consideration Amount: 1,050,000.00

AAR001

Taxes Total	4,200.00
Recording Totals	465.00
Total Payment	4,665.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED.
MAUREEN O'CONNELL
County Clerk

CLC8/450N

T.T.
#48200

Standard N.Y.D.T.C. Form 8002 - Bargain & sale deed
with covenant against grantor's estate - Ind. or Corp. - single sheet

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 10th day of August, 2015.

BETWEEN

EQUITYSHARE I ASSOCIATES, a New York general partnership, having an address at 3 Huntington Quadrangle, Suite 307N, Melville, New York 11747, the party of the first part,

AND

FRANTIC REALTY, INC., a New York corporation, having an address 640 Main Street, Westbury, New York 11590, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in

SEE SCHEDULE "A" ATTACHED

SECTION

11

BLOCK

77

LOTS

25, 26, 28, 50, 51, 52, 53, 54, 55

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

BEING AND INTENDED TO BE the same premises granted to the Party of the first part by Deed dated 6/30/86, recorded 8/15/86 in Liber 9744 Page 877.

SAID PREMISES COMMONLY KNOWN AS 48 Sylvester Street a/k/a 29 New York Avenue, Westbury, New York and bearing a tax map designation of SECTION 11 BLOCK 77 LOTS 25, 26-28 and 50-55.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

EQUITYSHARE I ASSOCIATES, a New York
general partnership

By: 
Name: Carmine R. Inserra
Title: Authorized Signatory

(Witness)

Title No. CLC 81450N

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in New Cassel, Town of North Hempstead, County of Nassau, and State of New York, known and designated as and by Lots No. 25 to 28, both inclusive, and Lots No. 50 to 55, both inclusive, in Block 77, on a certain map entitled, "2nd Map of the City of New Cassel, Queens County, Long Island, New York surveyed August 1981 by William E. Hawxhurst, Surveyor, drawn by G.A. Leaf, C.E." and filed in the Queens County Clerk's Office on April 22, 1892 as Map No. 256 and filed in the Nassau County Clerk's Office as Old Map No. 3, New Map No. 14, which said lots, when taken together as one parcel, are more particularly bounded and described according to said map as follows:

BEGINNING at a point on the easterly side of Sylvester Street, distant 500 feet southerly from the corner formed by the intersection of the easterly side of Sylvester Street and the southerly side of Main Street;

RUNNING THENCE easterly, at right angles to Sylvester Street, 200 feet to the westerly side of New York Avenue;

THENCE southerly along the westerly side of New York Avenue, 150 feet;

THENCE westerly, at right angles to New York Avenue, 100 feet;

THENCE northerly and parallel with New York Avenue, 50 feet;

THENCE westerly and at right angles to Sylvester Street, 100 feet to the easterly side of Sylvester Street;

THENCE northerly along the easterly side of Sylvester Street, 100 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
SECTION: 11 BLOCK: 77 LOTS: 25-28 and 50-55
as shown on the Tax Map of Nassau County

ACKNOWLEDGMENT TAKEN IN NEW YORK

STATE OF NEW YORK)
) ss.:
 COUNTY OF SUFFOLK)
)

On the 10 day of August, in the year of 2015, before me, the undersigned, personally appeared Carmine R. Inerra personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Virginia E. Alese
 Notary Public

VIRGINIA E. ALESE
 NOTARY PUBLIC - STATE OF NEW YORK
 NO. 01AL4694622 Notary Public
 QUALIFIED IN SUFFOLK COUNTY
 MY COMMISSION EXPIRES FEB. 28, 2016

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK

STATE OF NEW YORK)
) ss.:
 COUNTY OF)

On the _____ day of _____, in the year of 2015, before me, the undersigned, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she they reside(s) in _____, that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

 Notary Public

ACKNOWLEDGMENT TAKEN IN NEW YORK

STATE OF NEW YORK)
) ss.:
 COUNTY OF)

On the _____ day of _____, in the year of 20____ before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

VIRGINIA E. ALESE
 NOTARY PUBLIC - STATE OF NEW YORK
 NO. 01AL4694622 Notary Public
 QUALIFIED IN SUFFOLK COUNTY
 MY COMMISSION EXPIRES FEB. 28, 2016

ACKNOWLEDGMENT TAKEN OUTSIDE NEW YORK

STATE OF)
) ss.:
 COUNTY OF)

On the _____ day of _____, in the year of 2015, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of _____, State _____.

 Notary Public

BARGAIN AND SALE DEED

EQUITYSHARE I ASSOCIATES

TO

FRANTIC REALTY, INC.

SECTION 11 B
 BLOCK 77
 LOT 25-28 AND 50-55

COUNTY/TOWN: Nassau/North Hempstead

Record and return to:

Michael Rich, Esq.
 72 Jericho Turnpike
 Mineola, New York 11501